

AGENDA
July 25, 2017
Planning & Zoning Commission
Granby Town Hall Meeting Room
7:00 pm

1. Call to order
2. Public Session:
 - Items not on the agenda.
3. Action on the July 11, 2017 minutes.
4. Public Hearings:
 - An application seeking to renew a Special Permit for earth excavation Section 9 of the Zoning Regulations for Tilcon, Inc., property located at 536 Salmon Brook Street. File Z-7-17.
 - An application seeking an amendment to the Zoning Regulation Section 8.5 Accessory Apartments, which would allow by special permit an accessory apartment in separate detached structure on lots with a minimum of 4 acres. File Z-8-17.
5. Review and consideration of a site plan modification for property located 561 Salmon Brook Street, American Muscle Cycle Works. File Z-9-17.
6. Receipt of Applications.
7. Consideration of the above applications, where the Commission has concluded the public hearing
8. Staff Reports and Correspondence.
9. Commission discussion of items of interest or concern.
10. Adjourn.

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
JULY 11, 2017
MINUTES**

Present: Paula Johnson, Chairman, Margaret Chapple, James Sansone, Christine Chinni, Charles Kraiza, Mark Lockwood, and Jonathan Boardman
Also present was Bill Volovski, Building Official/ZEO

The meeting opened at 7:00 p.m.

Public session: There was no public comment.

Minutes: The minutes of June 27, 2017 were reviewed.

ON A MOTION by M. Chapple, seconded by J. Boardman, the Commission voted (7-0-0) to approve the minutes of June 27, 2017 as presented.

Public Hearing: None

Consideration of an application seeking approval of special permits for multi-family residential developments and similar residential uses, accessory uses customarily incidental to principal uses and use within an aquifer protection overlay zone, approval of a site development plan and development within a PDM and T1 zone, with building height proposed in accordance with Section 5.2.3.2 for properties located at 83, 85R, 87R, 89R and 91 Salmon Brook Street, File Z-5-17.

Chairman Johnson reviewed each item of the conditions. Item #4, it was suggested to add the word “applicants” before design engineer in both places in the first sentence. Item # 6, the word “flowing” should be “following”. Item #9, Saturday hours should be changed to “8:30 am – 6:00 pm”. Item #12, line five, “change from” should be replaced with the word “exceed”. Item #17, the word Development should be added after Community and the word “of” in the last sentence should be changed to “by”.

ON A MOTION by C. Chinni, seconded by M. Lockwood, the Commission voted unanimously (7-0-0) to approve the special permits for multi-family residential developments and similar residential uses, accessory uses customarily incidental to principal uses and use within an aquifer protection overlay zone, approval of a site development plan and development within a PDM and T1 zone, with building height proposed in accordance with Section 5.2.3.2 for properties located at 83, 85R, 87R, 89R and 91 Salmon Brook Street, File Z-5-17, with the following conditions:

The application is as outlined on maps titled; “Ridgewood at Granby, 83, 85R, 87R, 91 Salmon Brook Street & Canton Road, Granby, Connecticut, Regulatory Approvals, May 23, 2017”;

Title Sheet; EX Existing Conditions; LA-1-LA-2 Site Plan – Layout and Landscaping; GR-1-GR-2 Site Plan – Grading and Utilities; SE-1 Site Plan – Sediment and Erosion Control Plan; SE-2 Sediment and Erosion Control Specification and Details; SD1, SD-2, SD-3 Site Details.

1. The final mylars shall be modified to comply with the requirements outlined herein, prior to execution by the Commission.
2. Erosion and sedimentation control measures must be installed as depicted on the subject maps and maintained during the construction period and until such time that the soil is permanently stabilized. The Town Engineer may require additional erosion and sedimentation control measures as necessary and the developer shall use sediment logs instead of hay bales for sediment control where directed by the Town Engineer. An Erosion and Sedimentation control bond of \$10,000 shall be deposited with the Town prior to the execution of the mylars.
3. Prior to construction the applicant shall attend a pre-construction meeting with the Town Engineer and Director of Community Development to review the process.
4. All infrastructure improvements shall be inspected and approved by the applicants design engineer and upon completion the applicants design engineer shall issue a Certification of Compliance which states that the infrastructure was constructed in accordance with the approved plans. The Town Engineer shall not be responsible for the inspection of the development.
5. No Certificate of Occupancy shall be issued for any home until such time that the roadway is completed to the placement of the base course of bituminous concrete. Building permits for the homes may be issued prior to the placement of the base course at the discretion of the Building Official, with concern for inspection access and access for emergency vehicles.
6. No Certificate of Occupancy shall be issued for any of the apartment buildings until such time that the roadway serving such building is completed to the placement of the base course of bituminous concrete and the parking and circulation drives are suitable to safely support the building and the residents to the satisfaction of the Building Official, following consultation with the Director of Community Development, Fire Marshal and Town Engineer.
7. Certificates of Occupancy for the individual homes and apartment buildings shall only be issued upon the signature of the Director of Community Development. The Director's signature certifies that the site development plan is proceeding in accordance with the Commission's approval. An as built drawing for each foundation shall be submitted prior to the issuance of any Certificate of Occupancy.
8. The applicant shall reimburse the Town of Granby for all payments made to the Town Engineer for monitoring the development for compliance with this approval. As noted above, the Town Engineer will not be inspecting the private development for quality

assurance but will be reviewing the documents and reports used by the design engineer to issue the Certification of Compliance, advising the contractor upon request and responding to concerns. The applicant will reimburse the Town at a rate of \$110 per hour for the services of the Town Engineer. The applicant shall deposit with the Town of Granby the sum of \$4,000 to be applied to the costs as described herein. Should the costs exceed this amount, the applicant will be billed for the difference. Any funds not used for the project will be remitted to the applicant at the conclusion of the project. As used in this condition, the term Town Engineer includes any person or firm so designated by the Town Engineer or the Director of Community Development.

9. Hours of construction are limited to 7:00 am to 6:00 pm Monday through Friday and 8:30 am to 6:00 pm on Saturday with no activity on Sunday. The above hours shall also apply to the delivery and removal of goods and materials.
10. Upon completion of the development, an Improvement Location Survey (as-built drawing) of the site utilities, structures and hard surfaces shall be prepared, approved by the Town Engineer and filed with the Town Clerk.
11. The Undeveloped Areas of the site shall remain undisturbed and become a part of the Home Owners Association or a part of the “apartment complex” or as proposed to be donated to the YMCA.
12. The approval is for a specific comprehensive development of 50 single family homes and 130 apartment units as outlined on the above referenced maps. Separate properties serving the 50 single family homes and the apartments may be created in accordance with Section 5 of the Zoning Regulations, with the understanding that the density of the overall development may not exceed the proposed 180 units made up of the 50 single family homes and 130 apartment units.
13. A minimum of 10% of the apartment units shall be deed-restricted to be affordable to and occupied by households earning 80 percent or less of the area median income for Granby, as determined and reported by the United States Department of Housing and Urban Development (HUD). The specific details and establishment of a program to provide the affordable units shall be established with consultation of the Granby Director of Human Services, with rental rates no greater than 30% of the Granby household median income as determined by the federal Department of Housing and Urban Development.
14. The Home Owners Association/Common interest community documents, which provide for the permanent, cooperative maintenance of the roadways and storm drainage system shall be submitted to the Director of Community Development, approved and filed in the Land Records of the Granby Town Clerk prior to the sale of any home.
15. All landscaping materials shall be installed as specifically outlined on the Landscaping Plan. Vegetation shall be maintained in a healthful state and replaced as necessary to remain in continual compliance with the Landscaping Plan.

16. The applicant shall provide the Town with a copy of the DEEP general permit registration, prior to construction.
17. The final maps (primarily the Plans and Profiles) shall be submitted to the Director of Community Development to determine compliance with the comments of the Town Engineer. Upon acceptance by the Town Engineer, the final mylars shall be prepared for filing.
18. The Granby Board of Selectmen shall determine the specific wording and details of the access and utility easements over the Town's property at 83 Salmon Brook Street. The Board of Selectmen shall also determine which, if any of the properties offered to the Town by the applicant will be accepted.
19. The Ridgewood development is within the Town's Sewer Service area and the Town has sufficient capacity to accommodate the proposal. However, the final mylars shall not be filed until such time that the Granby Water Pollution Control Authority approves the sewer allocation.
20. A minimum bond of \$50,000 or other acceptable security shall be submitted to provide assurance that the improvements as required herein are completed in accordance with the Commission's approval.

The reasons for the approval are as discussed at public hearing and as outlined in the file document, particularly:

Compliance with the Plan of Conservation and Development.
Compliance with the Zoning Regulations particularly Section 8.2.

The Planning and Zoning Commission recommends that the Board of Selectmen, when negotiating the terms of the access and utility easements over the Town's property at 83 Salmon Brook Street, require an easement area over the applicants property to the east of proposed home #1. This easement area is for the possible redesign of the roadway, as may be necessary to further achieve the goals of the T1 zone. That is to allow for the extension of the roadway to the north to serve future development within the area. A future redesign can take into account the proposed traffic volumes and be designed to specifically accommodate any future development.

Staff Reports and Correspondence: None

Commission discussion of items of interest or concern: Chairman Johnson noted some upcoming matters including public hearings to be scheduled on September 12, 2017. These include a six lot re-subdivision on Cider Mill Heights and a proposed two lot re-subdivision on Moosehorn Road. The July 25th PZC meeting will include a request to renew the Special Permit for earth excavation for Tilcon, Inc. and an amendment to Section 8.5 which would allow accessory apartments in separate detached structures on lots with a minimum of four acres. Also included will be a request for a site plan modification for property located at 561 Salmon Brook Street, American Muscle Cycle Works.

Chairman Johnson adjourned the meeting at 7:30 p.m.

Respectfully submitted,

Susan Christian
Acting Recording Secretary

TOWN OF GRANBY

MEMORANDUM

DATE: July 20, 2017

TO: Planning and Zoning Commission

FROM: Francis Armentano, Director of Community Development

Subject: An application seeking to renew a Special Permit for earth excavation Section 9 of the Zoning Regulations for Tilcon, Inc., property located at 536 Salmon Brook Street. File Z-7-17

I have reviewed the subject application and offer the following comments:

The applicant or the previous owners have been removing earth material from this area since 1955. The applicant reappears every 2 years for a renewal of the permit as required by the regulations. The Commission last renewed the permit in July of 2015. The application was approved subject to a renewal of the bond and an update to the map. The bond and the map have been updated as required.

Kevin Clark and I visited the site today. It appears that the site continues to operate in accordance with the previous approvals and in accordance with the approved plans. The rear fields are currently being used for agricultural purposes. We noted that they were planted with a variety of vegetables, particular peppers. Over the years the Town has received complaints regarding the use of dirt bikes on this property. These complaints have greatly diminished since the applicant worked on the issue in 2011. Today we saw no sign of dirt bike use.

The applicant has asked to regrade a portion of their property along the western border of the property. This property line is the eastern border of property owned by Arrow Concrete. The Arrow property was regraded over the past several years. The two property owners are in agreement to blend the properties as outlined on the subject map. Grading will continue from the west (Arrow property) and move into the bank towards the east. Kevin and I have reviewed the site and the proposal and have no concerns. The regrading is expected to take 2 years and the applicant can address the future of the area when they return to the Commission for their renewal in 2019.

TOWN OF GRANBY

MEMORANDUM

DATE: July 20, 2017

TO: Planning and Zoning Commission

FROM: Francis Armentano, Director of Community Development

An application seeking an amendment to the Zoning Regulation Section 8.5 Accessory Apartments, which would allow by Special Permit an accessory apartment in separate detached structure on lots with a minimum of 4 acres. File Z-8-17

This is a Commission application, prepared in accordance with a recommendation of the Plan of Conservation and Development. The amendment has been filed and posted and referred to the CRCOG as required. The CRCOG has responded favorably, adding “We commend the Town for its efforts to increase opportunities for a range of housing options available to its residents.

I will provide further comments at the public hearing.

TOWN OF GRANBY

MEMORANDUM

DATE: July 20, 2017

TO: Planning and Zoning Commission

FROM: Francis Armentano, Director of Community Development

Review and consideration of a site plan modification for property located 561 Salmon Brook Street, American Muscle Cycle Works. File Z-9-17.

On February 9, 2016 the Commission approved a Special Permit to allow the motor vehicle repair and the retail sales of motorcycles for property located at 561 Salmon Brook Street, per Section 3.5.2.3 and 3.5.2.4 of the Granby Zoning Regulations.

The application was approved with the following conditions:

1. No parking area, landscape area or other site change are permitted without prior Commission approval.
2. There shall be no outside storage, repair, dumping or similar activity without prior Commission approval. The dumpster is approved as shown on the survey.
3. All motorcycle repairs shall take place inside of the building.
4. No additional outside lighting is permitted, however existing lighting may be reorganized following the approval of the Director of Community Development.
5. The public hours of operation are limited to 8 am to 6 pm Monday through Saturday.
6. No Special Events shall take place or originate from this location without the prior approval of the Commission.
7. The stockade fence to the rear of the property shall be adequately repaired and improved.

The applicant is operating in accordance with the approval and would like to modify the building by adding a garage to the north side of the building. The garage will be 21' x 30' and designed to blend with the existing building. The proposed addition will certainly be in support of conditions number 1 and 2.

The site can easily accommodate the addition and the proposal in in compliance with the regulations.